

CHRISTOPHER HODGSON



Whitstable

£675,000 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## *16 Daniels Court Island Wall, Whitstable, Kent, CT5 1ET*

A spacious and smartly presented townhouse forming part of a small and exclusive development situated just off Island Wall, seconds from Whitstable's charming pebble beach. The house is within close proximity of the popular Windy Corner Stores and a pleasant stroll along Island Wall or the seafront will take you to the bustling town centre with its array of independent shops and highly regarded restaurants. Whitstable station is less than one mile distant.

The generous accommodation is arranged over three floors to provide an entrance hall, living room with doors

leading to balcony with South Westerly aspect and far reaching sea views, a contemporary kitchen, three bedrooms and two bathrooms. There is scope for further remodelling of the interior to suit an incoming purchasers taste and requirements (subject to all necessary consents and approvals being obtained).

Outside, the courtyard garden has been designed for ease of maintenance, and an integral garage and driveway provide off street parking. No onward chain.



### LOCATION

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services to London, (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall
- Bedroom 1 10'11" x 9'2" (3.35m x 2.80m)

- En-Suite Shower Room

#### FIRST FLOOR

- Living Room 18'4" x 13'9" (5.60m x 4.20m)
- Kitchen 13'9" x 9'9" (4.20m x 2.98m)
- Balcony 13'9" x 4'11" (4.20m x 1.50m)

#### SECOND FLOOR

- Bedroom 2 11'6" x 11'0" (3.50m x 3.36m)
- Bedroom 3 11'0" x 8'3" (3.36m x 2.52m)

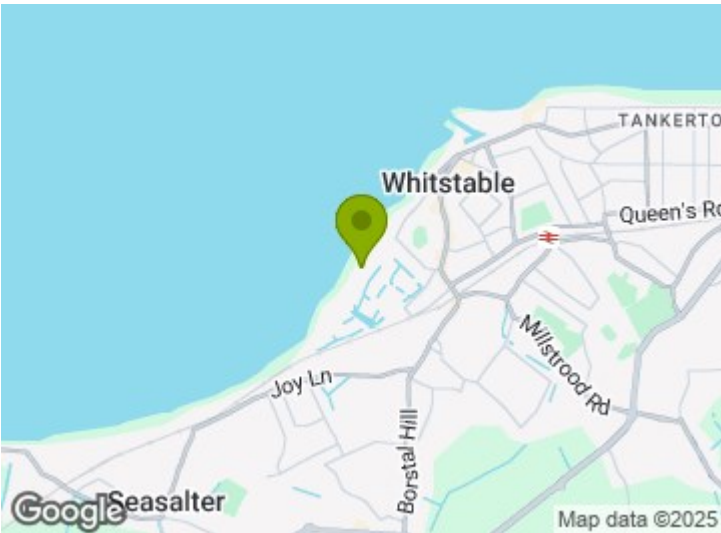
#### Bathroom

#### OUTSIDE

Garden 14'4" x 8'6" (4.37m x 2.59m)

Garage 15'8" x 7'9" (4.78m x 2.36m)





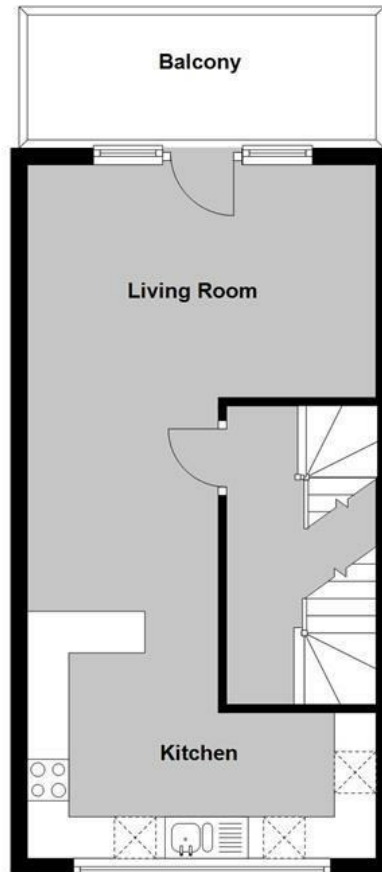
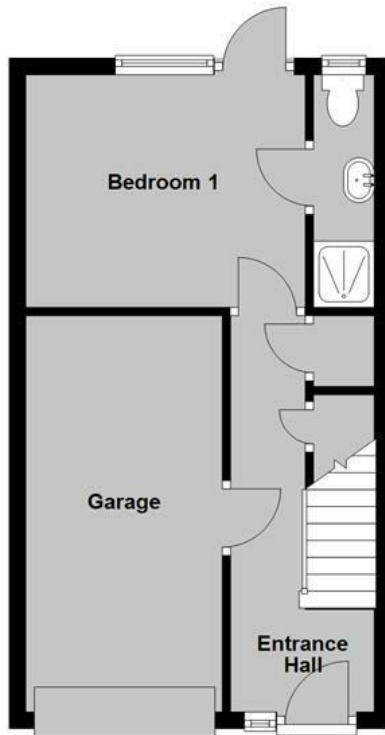


## First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)

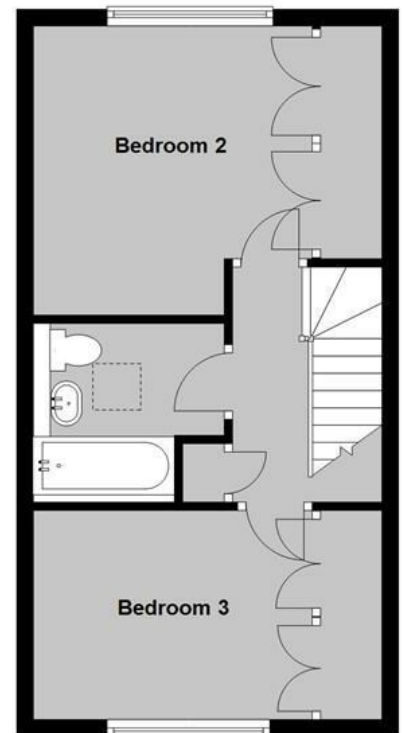
## Ground Floor

Main area: approx. 20.1 sq. metres (216.8 sq. feet)  
Plus garages, approx. 11.3 sq. metres (121.6 sq. feet)



## Second Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Main area: Approx. 91.0 sq. metres (979.6 sq. feet)

Plus garages, approx. 11.3 sq. metres (121.6 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.**

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Energy Efficiency Rating	
Very energy efficient (newest category)	Best
A	85
B	73
C	
D	
E	
F	
G	
Least energy efficient (oldest category)	Worst
England & Wales	

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